HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: April 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Housing Observer Online

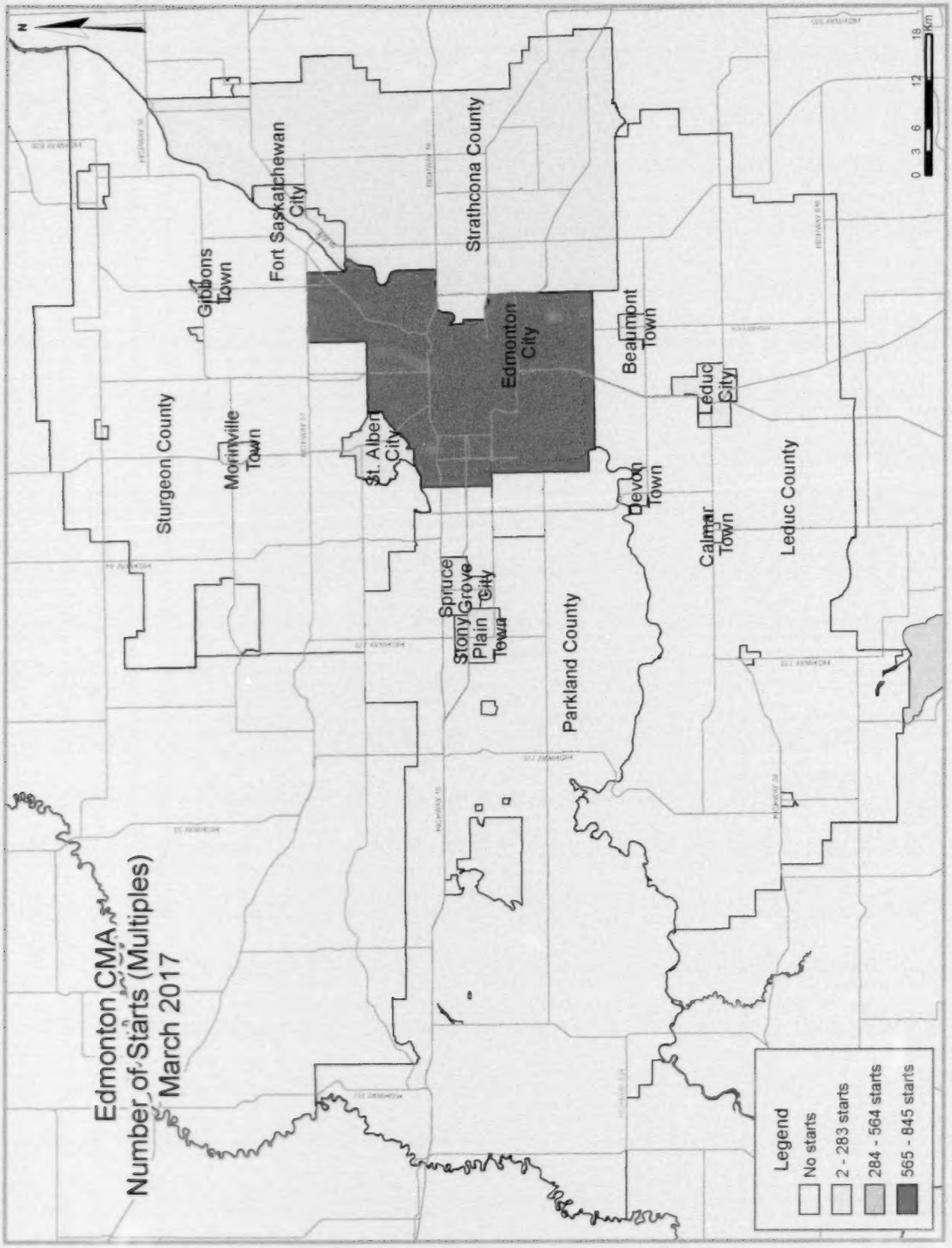
Featuring quick reads and videos on...

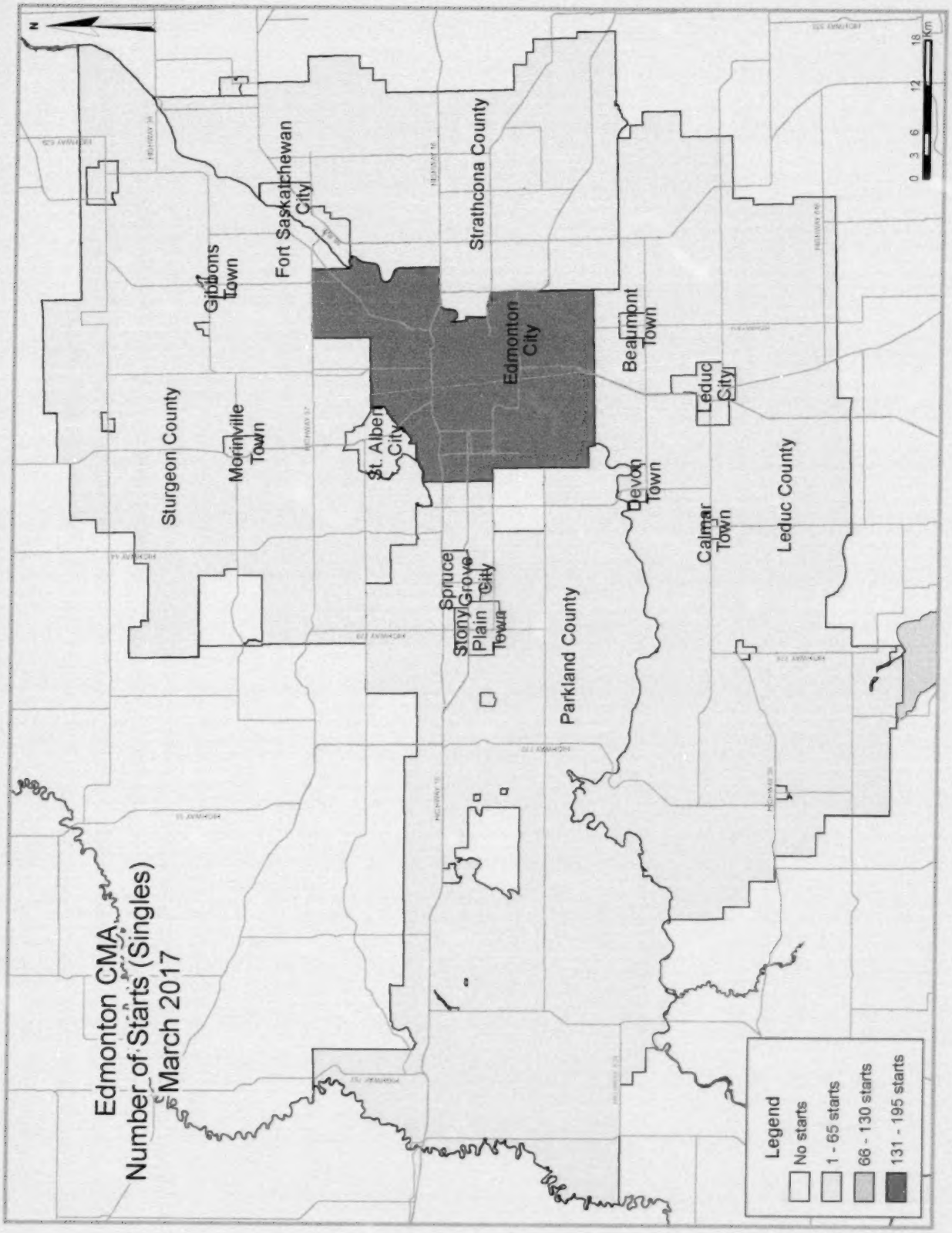
- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

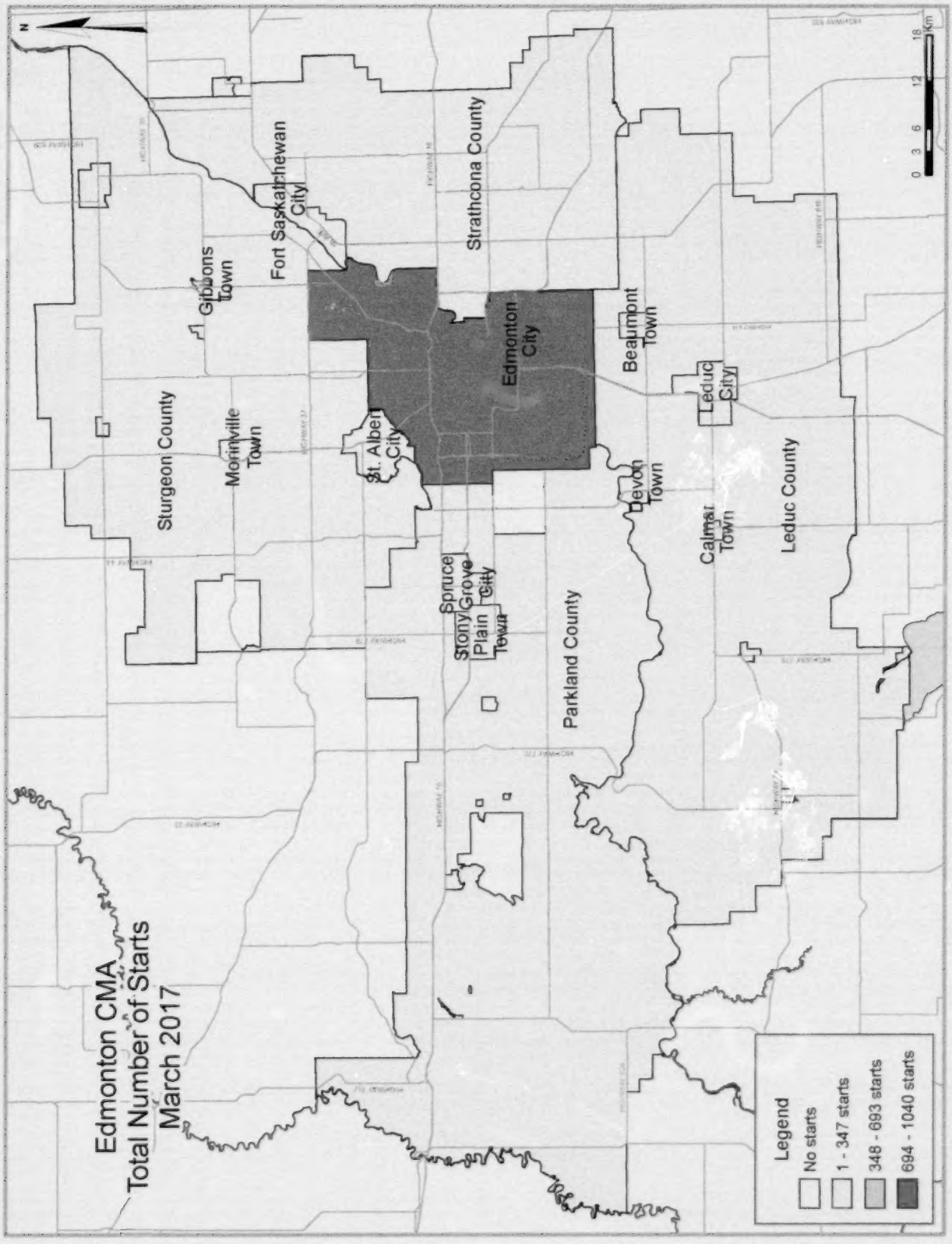
All links can be shared in social media friendly formats!

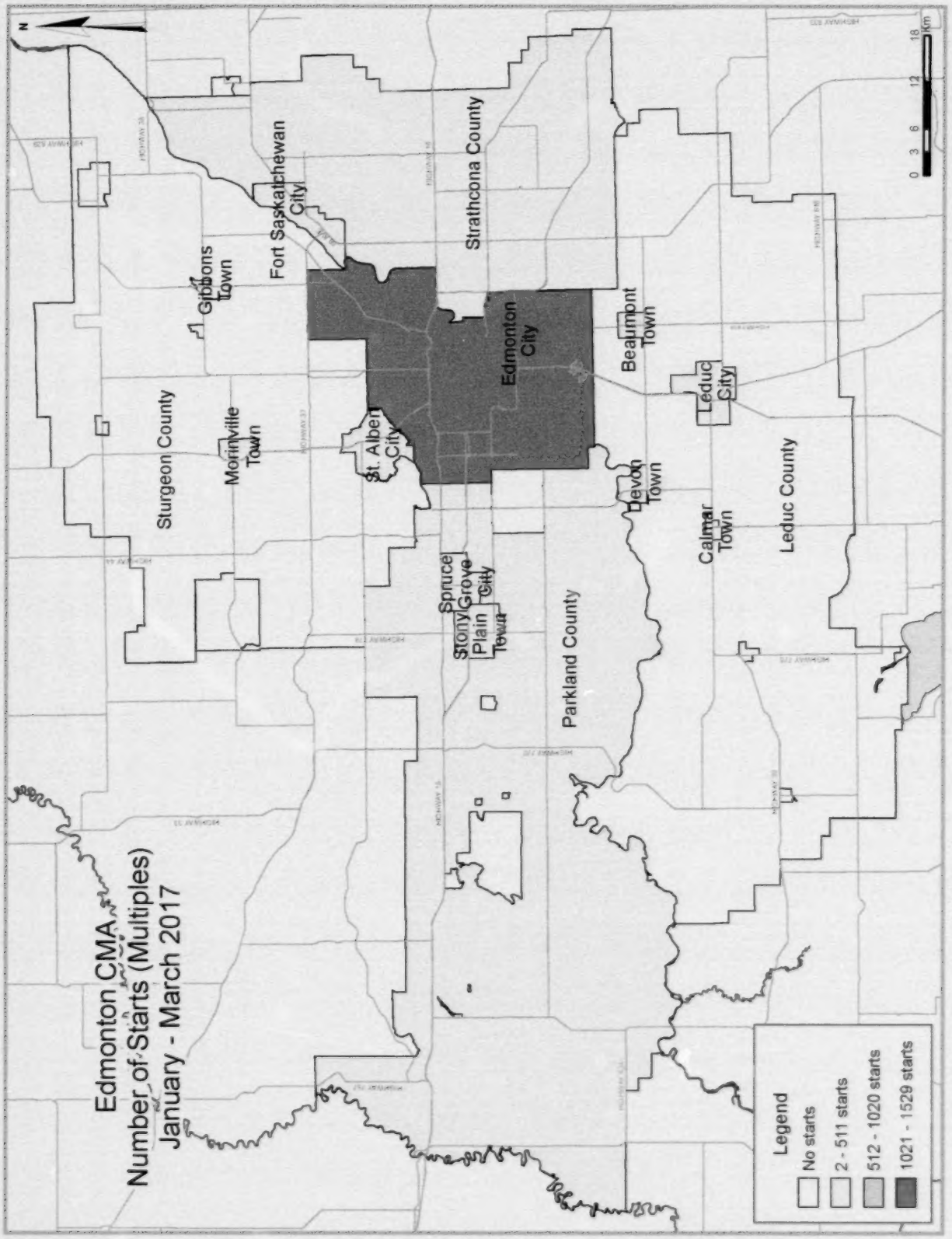
Subscribe today to stay in the know!

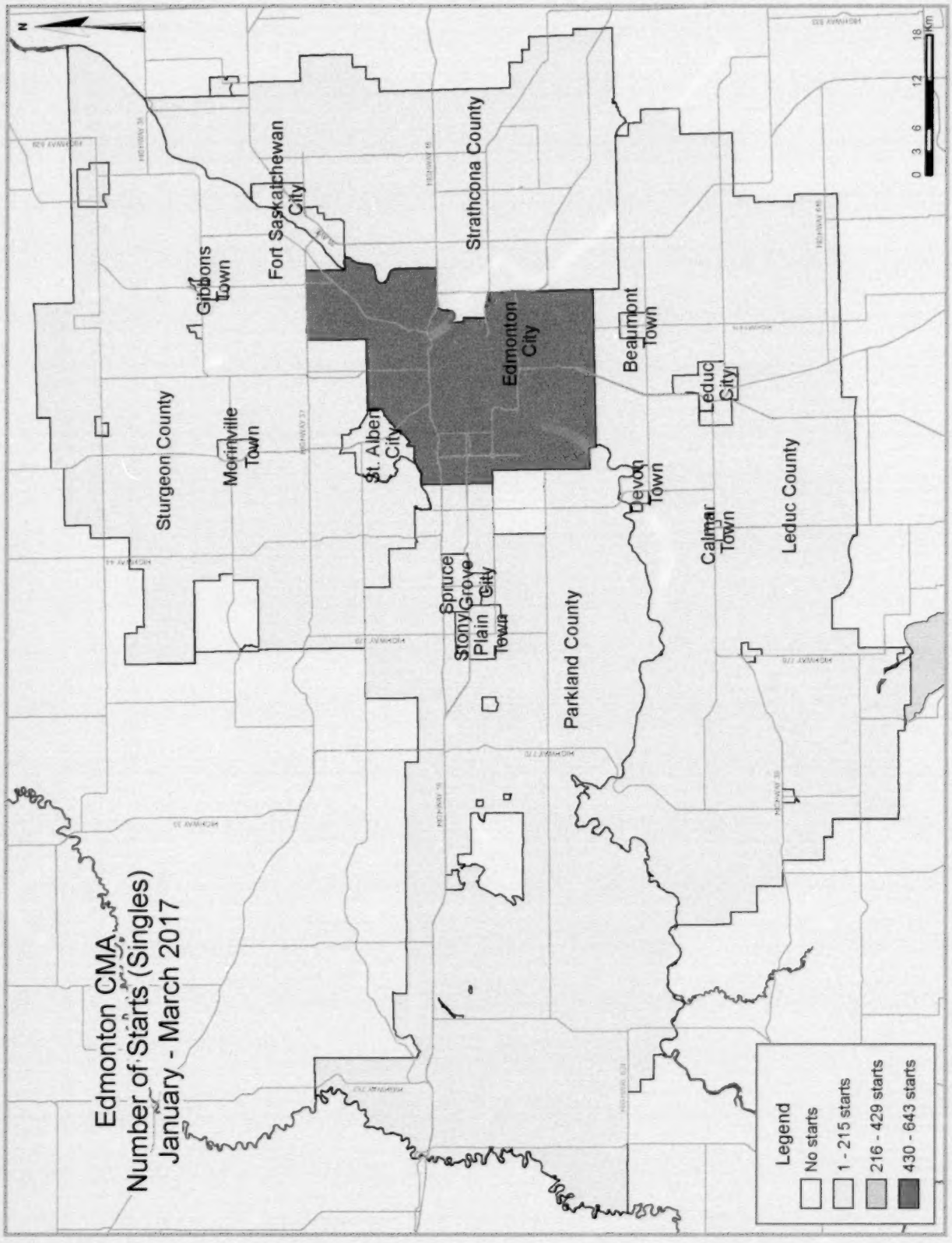
www.cmhc.ca/observer

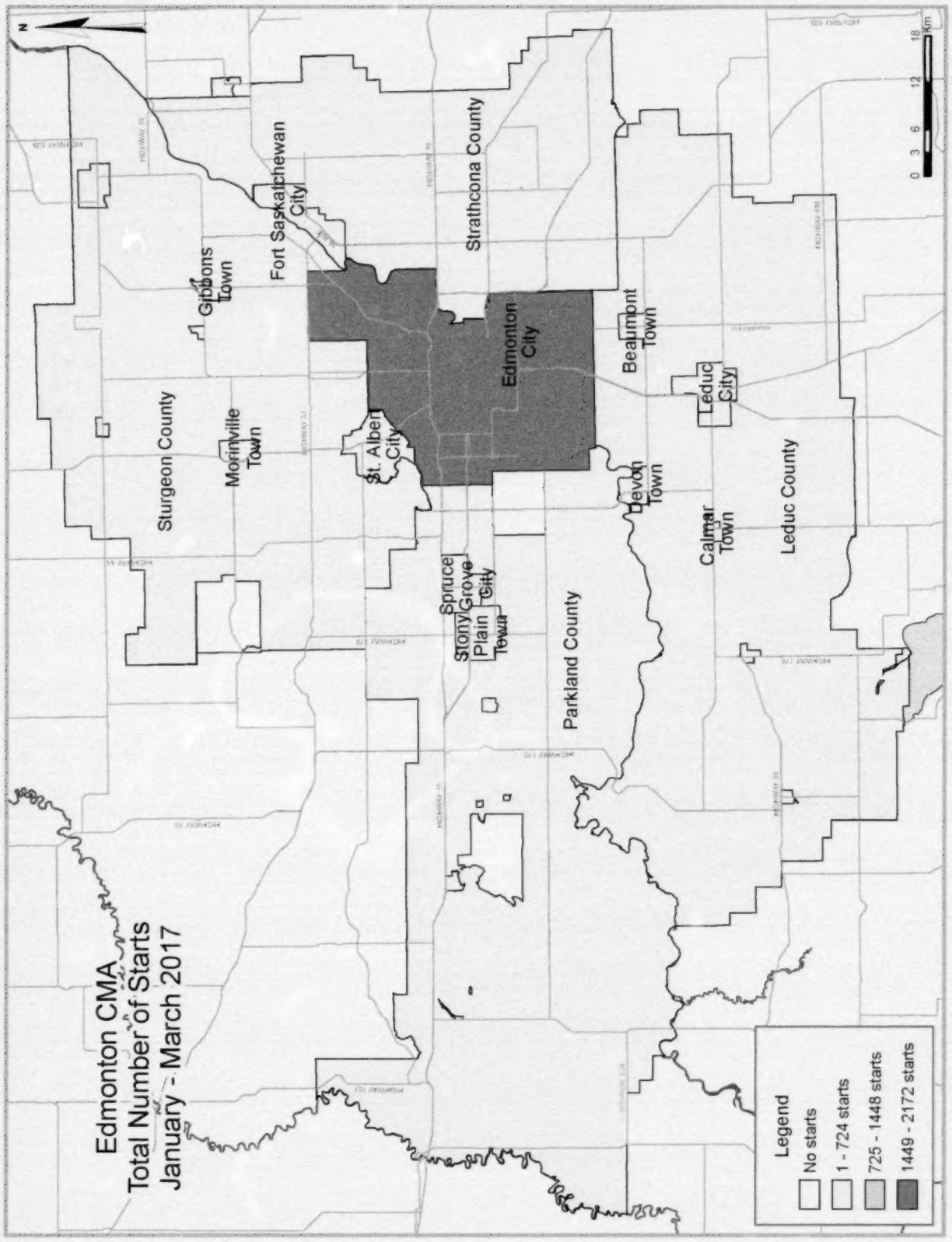

Edmonton CMA
Number of Starts (Multiples)
March 2017
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 283 starts
284 - 564 starts
565 - 845 starts


Edmonton CMA
Number of Starts (Singles)
March 2017
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 65 starts
66 - 130 starts
131 - 195 starts


Edmonton CMA
Total Number of Starts
March 2017
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain Town
Parkland County
Legend
No starts
1 - 347 starts
348 - 693 starts
694 - 1040 starts


Edmonton CMA
Number of Starts (Multiples)
January - March 2017
Legend
No starts
2 - 511 starts
512 - 1020 starts
1021 - 1529 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
0 3 6 12 18 km


Edmonton CMA
Number of Starts (Singles)
January - March 2017
N
0 3 6 12 18
Km
Legend
No starts
1 - 215 starts
216 - 429 starts
430 - 643 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
January - March 2017
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 724 starts
725 - 1448 starts
1449 - 2172 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) March 2017		
Edmonton CMA[1]	February 2017	March 2017
Trend[2]	10,649	11,541
SAAR	13,720	14,678
	March 2016	March 2017
Actual		
March - Single-Detached	290	280
March - Multiples	584	880
March - Total	874	1,160
January to March - Single-Detached	878	872
January to March - Multiples	1,233	1,842
January to March - Total	2,111	2,714

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2017	279	114	25	1	103	327	8	303	1,160
March 2016	290	132	7	0	75	370	0	0	874
% Change	-3.8	-13.6	**	n/a	37.3	-11.6	n/a	n/a	32.7
Year-to-date 2017	870	424	83	2	156	682	30	467	2,714
Year-to-date 2016	876	406	111	2	208	376	80	52	2,111
% Change	-0.7	4.4	-25.2	0.0	-25.0	81.4	-62.5	**	28.6
UNDER CONSTRUCTION									
March 2017	2,782	1,170	334	8	628	3,072	181	1,851	10,026
March 2016	2,846	1,200	359	6	934	4,753	440	2,756	13,294
% Change	-2.2	-2.5	-7.0	33.3	-32.8	-35.4	-58.9	-32.8	-24.6
COMPLETIONS									
March 2017	280	132	22	0	32	45	0	0	511
March 2016	456	196	32	0	74	17	0	466	1,241
% Change	-38.6	-32.7	-31.3	n/a	-56.8	164.7	n/a	-100.0	-58.8
Year-to-date 2017	873	424	105	1	124	368	0	579	2,474
Year-to-date 2016	1,364	620	107	1	188	250	29	1,155	3,714
% Change	-36.0	-31.6	-1.9	0.0	-34.0	47.2	-100.0	-49.9	-33.4
COMPLETED & NOT ABSORBED									
March 2017	600	348	90	2	153	918	n/a	n/a	2,111
March 2016	841	500	71	0	95	303	n/a	n/a	1,810
% Change	-28.7	-30.4	26.8	n/a	61.1	**	n/a	n/a	16.6
ABSORBED									
March 2017	276	144	19	0	43	35	n/a	n/a	517
March 2016	442	160	30	1	62	37	n/a	n/a	732
% Change	-37.6	-10.0	-36.7	-100.0	-30.6	-5.4	n/a	n/a	-29.4
Year-to-date 2017	855	423	96	2	155	198	n/a	n/a	1,729
Year-to-date 2016	1,293	515	87	1	152	256	n/a	n/a	2,304
% Change	-33.9	-17.9	10.3	100.0	2.0	-22.7	n/a	n/a	-25.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
March 2017	195	86	22	0	99	327	8	303	1,040
March 2016	221	74	7	0	61	173	0	0	536
Beaumont Town									
March 2017	9	0	3	0	0	0	0	0	12
March 2016	7	2	0	0	0	0	0	0	9
Devon Town									
March 2017	2	2	0	0	0	0	0	0	4
March 2016	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
March 2017	8	4	0	0	2	0	0	0	14
March 2016	8	8	0	0	0	0	0	0	16
Leduc City									
March 2017	13	4	0	0	0	0	0	0	17
March 2016	3	6	0	0	0	0	0	0	9
Leduc County									
March 2017	2	0	0	0	0	0	0	0	2
March 2016	3	0	0	0	0	0	0	0	3
Morinville Town									
March 2017	3	0	0	0	0	0	0	0	3
March 2016	0	0	0	0	0	0	0	0	0
Parkland County									
March 2017	5	0	0	0	0	0	0	0	5
March 2016	4	0	0	0	0	0	0	0	4
Spruce Grove City									
March 2017	12	6	0	0	0	0	0	0	18
March 2016	7	16	0	0	4	0	0	0	27
St. Albert City									
March 2017	7	4	0	0	0	0	0	0	11
March 2016	16	18	0	0	8	197	0	0	239
Stony Plain Town									
March 2017	5	4	0	0	0	0	0	0	9
March 2016	4	4	0	0	0	0	0	0	8
Strathcona County									
March 2017	12	4	0	1	2	0	0	0	19
March 2016	10	4	0	0	2	0	0	0	16
Sturgeon County									
March 2017	4	0	0	0	0	0	0	0	4
March 2016	6	0	0	0	0	0	0	0	6
Remainder of the CMA									
March 2017	2	0	0	0	0	0	0	0	2
March 2016	1	0	0	0	0	0	0	0	1
First Nations									
March 2017	0	0	0	0	0	0	0	0	0
March 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
March 2017	279	114	25	1	103	327	8	303	1,160
March 2016	290	132	7	0	75	370	0	0	874

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
March 2017	1,908	786	266	6	527	2,845	80	1,515	7,933
March 2016	1,890	914	245	6	803	4,111	192	2,140	10,301
Beaumont Town									
March 2017	150	12	3	0	0	0	0	0	165
March 2016	137	28	13	0	0	8	65	63	314
Devon Town									
March 2017	5	10	0	0	0	32	0	0	47
March 2016	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
March 2017	47	68	16	0	6	0	0	0	137
March 2016	40	52	7	0	13	0	66	48	226
Leduc City									
March 2017	88	46	6	0	21	0	0	0	161
March 2016	131	32	8	0	23	0	4	90	288
Leduc County									
March 2017	61	2	0	0	0	0	0	0	63
March 2016	87	4	3	0	0	0	0	0	94
Morinville Town									
March 2017	21	12	0	0	0	0	0	0	33
March 2016	28	8	0	0	0	3	0	36	75
Parkland County									
March 2017	85	2	0	0	0	0	0	0	87
March 2016	97	0	0	0	0	0	0	0	97
Spruce Grove City									
March 2017	97	94	0	0	30	0	30	0	251
March 2016	86	96	68	0	31	124	38	0	443
St. Albert City									
March 2017	78	56	13	0	21	127	0	164	459
March 2016	103	42	0	0	40	316	0	110	611
Stony Plain Town									
March 2017	34	30	0	0	0	12	71	0	147
March 2016	26	14	3	0	16	135	71	66	331
Strathcona County									
March 2017	134	52	26	2	23	56	0	172	465
March 2016	124	8	4	0	8	56	0	199	399
Sturgeon County									
March 2017	56	0	0	0	0	0	0	0	56
March 2016	62	0	0	0	0	0	0	0	62
Remainder of the CMA									
March 2017	18	0	4	0	0	0	0	0	22
March 2016	32	2	8	0	0	0	4	4	50
First Nations									
March 2017	0	0	0	0	0	0	0	0	0
March 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
March 2017	2,782	1,170	334	8	628	3,072	181	1,851	10,026
March 2016	2,846	1,200	359	6	934	4,753	440	2,756	13,294

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
March 2017	211	100	18	0	29	45	0	0	403
March 2016	310	138	16	0	59	17	0	405	945
Beaumont Town									
March 2017	7	4	0	0	0	0	0	0	11
March 2016	12	4	0	0	0	0	0	0	16
Devon Town									
March 2017	1	0	0	0	0	0	0	0	1
March 2016	0	2	0	0	0	0	0	0	2
Fort Saskatchewan City									
March 2017	4	10	4	0	0	0	0	0	18
March 2016	4	6	0	0	4	0	0	0	14
Leduc City									
March 2017	12	10	0	0	0	0	0	0	22
March 2016	31	12	16	0	3	0	0	0	62
Leduc County									
March 2017	6	0	0	0	0	0	0	0	6
March 2016	8	0	0	0	0	0	0	0	8
Morinville Town									
March 2017	0	0	0	0	0	0	0	0	0
March 2016	5	0	0	0	0	0	0	0	5
Parkland County									
March 2017	4	0	0	0	0	0	0	0	4
March 2016	12	0	0	0	0	0	0	0	12
Spruce Grove City									
March 2017	2	0	0	0	0	0	0	0	2
March 2016	17	14	0	0	0	0	0	0	31
St. Albert City									
March 2017	8	2	0	0	0	0	0	0	10
March 2016	12	12	0	0	0	0	0	0	24
Stony Plain Town									
March 2017	2	0	0	0	0	0	0	0	2
March 2016	2	6	0	0	0	0	0	0	8
Strathcona County									
March 2017	14	4	0	0	3	0	0	0	21
March 2016	25	2	0	0	4	0	0	61	92
Sturgeon County									
March 2017	8	0	0	0	0	0	0	0	8
March 2016	15	0	0	0	0	0	0	0	15
Remainder of the CMA									
March 2017	1	2	0	0	0	0	0	0	3
March 2016	3	0	0	0	4	0	0	0	7
First Nations									
March 2017	0	0	0	0	0	0	0	0	0
March 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
March 2017	280	132	22	0	32	45	0	0	511
March 2016	456	196	32	0	74	17	0	466	1,241

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
March 2017	365	215	56	2	113	691	n/a	n/a	1,442
March 2016	499	278	39	0	41	236	n/a	n/a	1,093
Beaumont Town									
March 2017	23	9	0	0	0	3	n/a	n/a	35
March 2016	23	5	8	0	0	0	n/a	n/a	36
Devon Town									
March 2017	2	0	0	0	0	0	n/a	n/a	2
March 2016	0	2	0	0	0	0	n/a	n/a	2
Fort Saskatchewan City									
March 2017	21	24	6	0	4	0	n/a	n/a	55
March 2016	66	56	3	0	5	0	n/a	n/a	130
Leduc City									
March 2017	28	12	14	0	1	0	n/a	n/a	55
March 2016	69	25	15	0	2	0	n/a	n/a	111
Leduc County									
March 2017	12	0	0	0	0	0	n/a	n/a	12
March 2016	7	0	0	0	0	0	n/a	n/a	7
Morinville Town									
March 2017	4	1	0	0	0	0	n/a	n/a	5
March 2016	14	4	0	0	0	0	n/a	n/a	18
Parkland County									
March 2017	9	0	0	0	0	0	n/a	n/a	9
March 2016	7	0	0	0	0	0	n/a	n/a	7
Spruce Grove City									
March 2017	42	38	9	0	3	37	n/a	n/a	129
March 2016	50	69	0	0	6	27	n/a	n/a	152
St. Albert City									
March 2017	35	30	0	0	10	164	n/a	n/a	239
March 2016	36	19	0	0	6	0	n/a	n/a	61
Stony Plain Town									
March 2017	26	8	2	0	2	0	n/a	n/a	38
March 2016	27	26	6	0	8	0	n/a	n/a	67
Strathcona County									
March 2017	25	9	3	0	20	23	n/a	n/a	80
March 2016	33	16	0	0	23	40	n/a	n/a	112
Sturgeon County									
March 2017	3	0	0	0	0	0	n/a	n/a	3
March 2016	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
March 2017	5	2	0	0	0	0	n/a	n/a	7
March 2016	6	0	0	0	4	0	n/a	n/a	10
First Nations									
March 2017	0	0	0	0	0	0	n/a	n/a	0
March 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
March 2017	600	348	90	2	153	918	n/a	n/a	2,111
March 2016	841	500	71	0	95	303	n/a	n/a	1,810

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
March 2017	195	113	14	0	32	34	n/a	n/a	388
March 2016	290	113	23	0	47	37	n/a	n/a	510
Beaumont Town									
March 2017	3	6	0	0	0	0	n/a	n/a	9
March 2016	8	2	1	0	0	0	n/a	n/a	11
Devon Town									
March 2017	1	0	0	0	0	0	n/a	n/a	1
March 2016	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
March 2017	9	7	2	0	0	0	n/a	n/a	18
March 2016	11	14	0	0	4	0	n/a	n/a	29
Leduc City									
March 2017	15	4	1	0	3	0	n/a	n/a	23
March 2016	22	5	6	0	2	0	n/a	n/a	35
Leduc County									
March 2017	4	0	0	0	0	0	n/a	n/a	4
March 2016	9	0	0	0	0	0	n/a	n/a	9
Morinville Town									
March 2017	1	1	0	0	0	0	n/a	n/a	2
March 2016	0	1	0	0	0	0	n/a	n/a	1
Parkland County									
March 2017	5	0	0	0	0	0	n/a	n/a	5
March 2016	13	0	0	0	0	0	n/a	n/a	13
Spruce Grove City									
March 2017	5	3	2	0	1	1	n/a	n/a	12
March 2016	25	10	0	0	0	0	n/a	n/a	35
St. Albert City									
March 2017	7	3	0	0	2	0	n/a	n/a	12
March 2016	11	7	0	0	0	0	n/a	n/a	18
Stony Plain Town									
March 2017	3	2	0	0	2	0	n/a	n/a	7
March 2016	5	3	0	0	1	0	n/a	n/a	9
Strathcona County									
March 2017	16	5	0	0	3	0	n/a	n/a	24
March 2016	29	5	0	1	8	0	n/a	n/a	43
Sturgeon County									
March 2017	9	0	0	0	0	0	n/a	n/a	9
March 2016	15	0	0	0	0	0	n/a	n/a	15
Remainder of the CMA									
March 2017	3	0	0	0	0	0	n/a	n/a	3
March 2016	4	0	0	0	0	0	n/a	n/a	4
First Nations									
March 2017	0	0	0	0	0	0	n/a	n/a	0
March 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
March 2017	276	144	19	0	43	35	n/a	n/a	517
March 2016	442	160	30	1	62	37	n/a	n/a	732

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	% Change
Edmonton City	195	221	92	76	123	66	630	173	1,040	536	94.0
Beaumont Town	9	7	0	2	3	0	0	0	12	9	33.3
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	2	0	2	0	0	0	0	0	4	0	n/a
Fort Saskatchewan City	8	8	6	8	0	0	0	0	14	16	-12.5
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	13	3	4	6	0	0	0	0	17	9	88.9
Leduc County	2	3	0	0	0	0	0	0	2	3	-33.3
Morinville Town	3	0	0	0	0	0	0	0	3	0	n/a
Parkland County	5	4	0	0	0	0	0	0	5	4	25.0
Spruce Grove City	12	7	6	16	0	4	0	0	18	27	-33.3
St. Albert City	7	16	4	26	0	0	0	197	11	239	-95.4
Stony Plain Town	5	4	4	4	0	0	0	0	9	8	12.5
Strathcona County	13	10	6	6	0	0	0	0	19	16	18.8
Sturgeon County	4	6	0	0	0	0	0	0	4	6	-33.3
Remainder of the CMA	1	1	0	0	0	0	0	0	1	1	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	280	290	124	144	126	70	630	370	1,160	874	32.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	643	665	324	294	220	321	985	183	2,172	1,463	48.5
Beaumont Town	39	36	4	8	3	4	0	0	46	48	-4.2
Calmar Town	1	2	0	0	0	0	0	0	1	2	-50.0
Devon Town	2	0	2	0	0	0	0	0	4	0	n/a
Fort Saskatchewan City	15	11	20	14	0	4	0	48	35	77	-54.5
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	27	26	12	16	6	4	0	0	45	46	-2.2
Leduc County	9	11	0	4	0	3	0	0	9	18	-50.0
Morinville Town	9	7	4	0	0	0	0	0	13	7	85.7
Parkland County	14	13	2	0	0	0	0	0	16	13	23.1
Spruce Grove City	29	27	24	30	0	40	0	0	53	97	-45.4
St. Albert City	23	29	12	40	4	0	164	197	203	266	-23.7
Stony Plain Town	8	9	4	6	0	3	0	0	12	18	-33.3
Strathcona County	36	24	30	10	22	0	0	0	88	34	158.8
Sturgeon County	14	16	0	0	0	0	0	0	14	16	-12.5
Remainder of the CMA	3	2	0	0	0	4	0	0	3	6	-50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	872	878	438	422	255	383	1,149	428	2,714	2,111	28.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Edmonton City	115	66	8	0	327	173	303	0
Beaumont Town	3	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	197	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	118	70	8	0	327	370	303	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	190	241	30	80	682	179	303	4
Beaumont Town	3	4	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	0	0	0	0	0	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	4	0	0	0	0	0	0
Leduc County	0	3	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	40	0	0	0	0	0	0
St. Albert City	4	0	0	0	0	197	164	0
Stony Plain Town	0	3	0	0	0	0	0	0
Strathcona County	22	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	225	303	30	80	682	376	467	52

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Edmonton City	303	302	426	234	311	0	1,040	536
Beaumont Town	12	9	0	0	0	0	12	9
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	4	0	0	0	0	0	4	0
Fort Saskatchewan City	12	16	2	0	0	0	14	16
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	17	9	0	0	0	0	17	9
Leduc County	2	3	0	0	0	0	2	3
Morinville Town	3	0	0	0	0	0	3	0
Parkland County	5	4	0	0	0	0	5	4
Spruce Grove City	18	23	0	4	0	0	18	27
St. Albert City	11	34	0	205	0	0	11	239
Stony Plain Town	9	8	0	0	0	0	9	8
Strathcona County	16	14	3	2	0	0	19	16
Sturgeon County	4	6	0	0	0	0	4	6
Remainder of the CMA	1	1	0	0	0	0	1	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	418	429	431	445	311	0	1,160	874

Table 2.5: Starts by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	1,015	1,006	824	373	333	84	2,172	1,463
Beaumont Town	46	48	0	0	0	0	46	48
Calmar Town	1	2	0	0	0	0	1	2
Devon Town	4	0	0	0	0	0	4	0
Fort Saskatchewan City	31	29	4	0	0	48	35	77
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	45	46	0	0	0	0	45	46
Leduc County	9	18	0	0	0	0	9	18
Morinville Town	13	7	0	0	0	0	13	7
Parkland County	16	13	0	0	0	0	16	13
Spruce Grove City	53	93	0	4	0	0	53	97
St. Albert City	35	61	4	205	164	0	203	266
Stony Plain Town	12	18	0	0	0	0	12	18
Strathcona County	80	30	8	4	0	0	88	34
Sturgeon County	14	16	0	0	0	0	14	16
Remainder of the CMA	3	6	0	0	0	0	3	6
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,377	1,393	840	586	497	132	2,714	2,111

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	% Change
Edmonton City	211	310	108	142	39	71	45	422	403	945	-57.4
Beaumont Town	7	12	4	4	0	0	0	0	11	16	-31.3
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	0	0	2	0	0	0	0	1	2	-50.0
Fort Saskatchewan City	4	4	10	6	4	4	0	0	18	14	28.6
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	12	31	10	12	0	19	0	0	22	62	-64.5
Leduc County	6	8	0	0	0	0	0	0	6	8	-25.0
Morinville Town	0	5	0	0	0	0	0	0	0	5	-100.0
Parkland County	4	12	0	0	0	0	0	0	4	12	-66.7
Spruce Grove City	2	17	0	14	0	0	0	0	2	31	-93.5
St. Albert City	8	12	2	12	0	0	0	0	10	24	-58.3
Stony Plain Town	2	2	0	6	0	0	0	0	2	8	-75.0
Strathcona County	14	25	4	6	3	0	0	61	21	92	-77.2
Sturgeon County	8	15	0	0	0	0	0	0	8	15	-46.7
Remainder of the CMA	1	3	2	0	0	4	0	0	3	7	-57.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	280	456	140	204	46	98	45	483	511	1,241	-58.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	631	965	338	464	193	213	596	1,120	1,758	2,762	-36.4
Beaumont Town	22	31	12	16	0	0	0	0	34	47	-27.7
Calmar Town	2	4	0	0	0	0	0	0	2	4	-50.0
Devon Town	3	0	2	2	0	0	0	0	5	2	150.0
Fort Saskatchewan City	13	33	14	28	4	19	0	48	31	128	-75.8
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	30	59	14	16	7	28	0	160	51	263	-80.6
Leduc County	15	26	2	0	0	0	0	0	17	26	-34.6
Morinville Town	5	11	0	8	0	0	0	0	5	19	-73.7
Parkland County	27	26	0	0	0	0	0	0	27	26	3.8
Spruce Grove City	27	50	16	52	4	4	0	16	47	122	-61.5
St. Albert City	23	35	22	22	0	16	285	0	330	73	**
Stony Plain Town	10	15	2	14	0	4	66	0	78	33	136.4
Strathcona County	38	73	16	34	3	0	0	61	57	168	-66.1
Sturgeon County	22	31	0	0	0	0	0	0	22	31	-29.0
Remainder of the CMA	6	5	4	0	0	4	0	0	10	9	11.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	874	1,365	442	656	211	288	947	1,405	2,474	3,714	-33.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Edmonton City	39	71	0	0	45	17	0	405
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	4	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	19	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	3	0	0	0	0	0	0	61
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	46	98	0	0	45	17	0	466

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	193	206	0	7	170	250	426	870
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	12	0	7	0	0	0	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	7	28	0	0	0	0	0	160
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	4	0	0	0	16
St. Albert City	0	5	0	11	198	0	87	0
Stony Plain Town	0	4	0	0	0	0	66	0
Strathcona County	3	0	0	0	0	0	0	61
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	211	259	0	29	368	250	579	1,155

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Edmonton City	329	464	74	76	0	405	403	945
Beaumont Town	11	16	0	0	0	0	11	16
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	2	0	0	0	0	1	2
Fort Saskatchewan City	18	10	0	4	0	0	18	14
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	22	59	0	3	0	0	22	62
Leduc County	6	8	0	0	0	0	6	8
Morinville Town	0	5	0	0	0	0	0	5
Parkland County	4	12	0	0	0	0	4	12
Spruce Grove City	2	31	0	0	0	0	2	31
St. Albert City	10	24	0	0	0	0	10	24
Stony Plain Town	2	8	0	0	0	0	2	8
Strathcona County	18	27	3	4	0	61	21	92
Sturgeon County	8	15	0	0	0	0	8	15
Remainder of the CMA	3	3	0	4	0	0	3	7
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	434	684	77	91	0	466	511	1,241

Table 3.5: Completions by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	1,045	1,486	287	399	426	877	1,758	2,762
Beaumont Town	34	47	0	0	0	0	34	47
Calmar Town	2	4	0	0	0	0	2	4
Devon Town	5	2	0	0	0	0	5	2
Fort Saskatchewan City	31	64	0	9	0	55	31	128
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	48	100	3	3	0	160	51	263
Leduc County	17	26	0	0	0	0	17	26
Morinville Town	5	19	0	0	0	0	5	19
Parkland County	27	26	0	0	0	0	27	26
Spruce Grove City	47	102	0	0	0	20	47	122
St. Albert City	43	57	200	5	87	11	330	73
Stony Plain Town	12	29	0	4	66	0	78	33
Strathcona County	54	92	3	15	0	61	57	168
Sturgeon County	22	31	0	0	0	0	22	31
Remainder of the CMA	10	5	0	4	0	0	10	9
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	1,402	2,091	493	439	579	1,184	2,474	3,714

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
March 2017	32	16.5	74	38.1	49	25.3	17	8.8	22	11.3	194	495,000	535,909
March 2016	62	21.4	77	26.6	80	27.6	34	11.7	37	12.8	290	510,000	552,379
Year-to-date 2017	131	21.6	194	32.0	136	22.4	60	9.9	86	14.2	607	490,000	562,841
Year-to-date 2016	124	13.6	241	26.5	281	30.8	125	13.7	140	15.4	911	535,000	582,286
Beaumont Town													
March 2017	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	0	0
March 2016	2	25.0	3	37.5	0	0.0	3	37.5	0	0.0	8	0	482,910
Year-to-date 2017	2	10.0	11	55.0	5	25.0	2	10.0	0	0.0	20	467,500	480,778
Year-to-date 2016	7	26.9	10	38.5	5	19.2	4	15.4	0	0.0	26	447,500	463,052
Calmar Town													
March 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
March 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2017	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	0	0
Year-to-date 2016	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	0	0
Devon Town													
March 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	1	25.0	0	0.0	2	50.0	0	0.0	1	25.0	4	0	0
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
Fort Saskatchewan City													
March 2017	1	11.1	3	33.3	3	33.3	2	22.2	0	0.0	9	0	512,214
March 2016	1	9.1	5	45.5	4	36.4	1	9.1	0	0.0	11	500,000	492,173
Year-to-date 2017	3	16.7	7	38.9	4	22.2	2	11.1	2	11.1	18	0	519,118
Year-to-date 2016	8	22.9	16	45.7	9	25.7	2	5.7	0	0.0	35	465,000	462,563
Gibbons Town													
March 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Leduc City													
March 2017	11	73.3	2	13.3	1	6.7	0	0.0	1	6.7	15	350,000	396,621
March 2016	4	18.2	8	36.4	5	22.7	3	13.6	2	9.1	22	472,500	504,865
Year-to-date 2017	19	59.4	8	25.0	4	12.5	0	0.0	1	3.1	32	365,000	402,639
Year-to-date 2016	7	17.1	18	43.9	9	22.0	4	9.8	3	7.3	41	477,500	500,459
Leduc County													
March 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	0	827,535
March 2016	2	22.2	3	33.3	2	22.2	0	0.0	2	22.2	9	0	541,775
Year-to-date 2017	1	7.1	2	14.3	3	21.4	2	14.3	6	42.9	14	0	651,431
Year-to-date 2016	5	22.7	5	22.7	3	13.6	3	13.6	6	27.3	22	580,000	565,804
Morinville Town													
March 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	7	53.8	5	38.5	1	7.7	0	0.0	0	0.0	13	0	0
Year-to-date 2016	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	0	0

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
March 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
March 2016	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	0	0
Year-to-date 2017	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	0	0
Year-to-date 2016	2	33.3	0	0.0	1	16.7	0	0.0	3	50.0	6	0	0
Spruce Grove City													
March 2017	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	0	442,960
March 2016	2	8.0	9	36.0	6	24.0	4	16.0	4	16.0	25	510,000	544,051
Year-to-date 2017	3	13.6	13	59.1	5	22.7	1	4.5	0	0.0	22	0	465,064
Year-to-date 2016	7	12.3	26	45.6	14	24.6	5	8.8	5	8.8	57	490,000	505,443
St. Albert City													
March 2017	0	0.0	3	42.9	2	28.6	1	14.3	1	14.3	7	0	577,472
March 2016	0	0.0	1	9.1	2	18.2	2	18.2	6	54.5	11	800,000	817,334
Year-to-date 2017	0	0.0	6	33.3	5	27.8	2	11.1	5	27.8	18	0	627,608
Year-to-date 2016	0	0.0	7	20.6	6	17.6	7	20.6	14	41.2	34	660,000	709,233
Stony Plain Town													
March 2017	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	0	0
March 2016	1	20.0	1	20.0	0	0.0	2	40.0	1	20.0	5	0	0
Year-to-date 2017	2	25.0	4	50.0	1	12.5	1	12.5	0	0.0	8	0	0
Year-to-date 2016	2	16.7	5	41.7	0	0.0	3	25.0	2	16.7	12	0	485,860
Strathcona County													
March 2017	0	0.0	4	28.6	6	42.9	1	7.1	3	21.4	14	545,000	750,886
March 2016	0	0.0	8	26.7	9	30.0	4	13.3	9	30.0	30	550,000	658,730
Year-to-date 2017	1	4.2	5	20.8	10	41.7	2	8.3	6	25.0	24	545,000	727,636
Year-to-date 2016	1	1.4	18	25.4	22	31.0	11	15.5	19	26.8	71	545,000	655,477
Sturgeon County													
March 2017	0	0.0	1	11.1	2	22.2	1	11.1	5	55.6	9	0	757,722
March 2016	2	13.3	1	6.7	3	20.0	2	13.3	7	46.7	15	640,000	770,667
Year-to-date 2017	5	20.0	2	8.0	3	12.0	3	12.0	12	48.0	25	695,000	645,576
Year-to-date 2016	5	17.2	4	13.8	5	17.2	4	13.8	11	37.9	29	640,000	697,586
Remainder of the CMA													
March 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
March 2016	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	0	0
Year-to-date 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
Year-to-date 2016	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	0	0
First Nations													
March 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
March 2017	50	18.6	94	34.9	66	24.5	23	8.6	36	13.4	269	495,000	544,892
March 2016	78	18.1	116	26.9	112	25.9	55	12.7	71	16.4	432	515,000	568,355
Year-to-date 2017	180	22.1	258	31.7	179	22.0	76	9.3	120	14.8	813	490,000	556,789
Year-to-date 2016	179	14.2	352	28.0	355	28.2	168	13.4	204	16.2	1,258	525,000	577,799

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
March 2017

Submarket	March 2017	March 2016	% Change	YTD 2017	YTD 2016	% Change
Edmonton City	535,909	552,379	-3.0	562,841	582,286	-3.3
Beaumont Town	-	482,910	n/a	480,778	463,052	3.8
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	512,214	492,173	4.1	519,118	462,563	12.2
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	396,621	504,865	-21.4	402,639	500,459	-19.5
Leduc County	827,535	541,775	52.7	651,431	565,804	15.1
Morinville Town	-	-	n/a	-	-	n/a
Parkland County	-	-	n/a	-	-	n/a
Spruce Grove City	442,960	544,051	-18.6	465,064	505,443	-8.0
St. Albert City	577,472	817,334	-29.3	627,608	709,233	-11.5
Stony Plain Town	-	-	n/a	-	485,860	n/a
Strathcona County	750,886	658,730	14.0	727,636	655,477	11.0
Sturgeon County	757,722	770,667	-1.7	645,576	697,586	-7.5
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	544,892	568,355	-4.1	556,789	577,799	-3.6

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

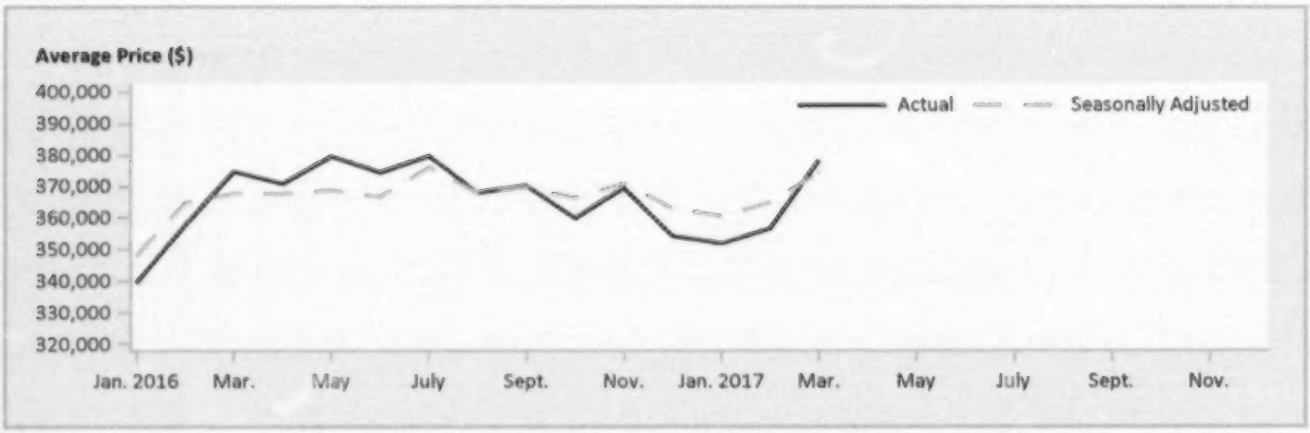


Figure 5.2: MLS® Residential Sales for Edmonton

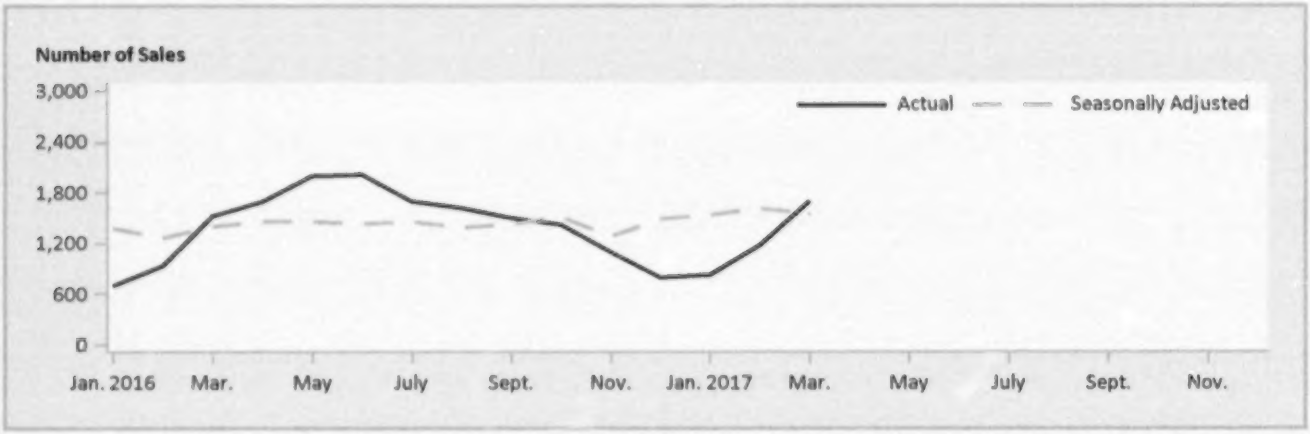
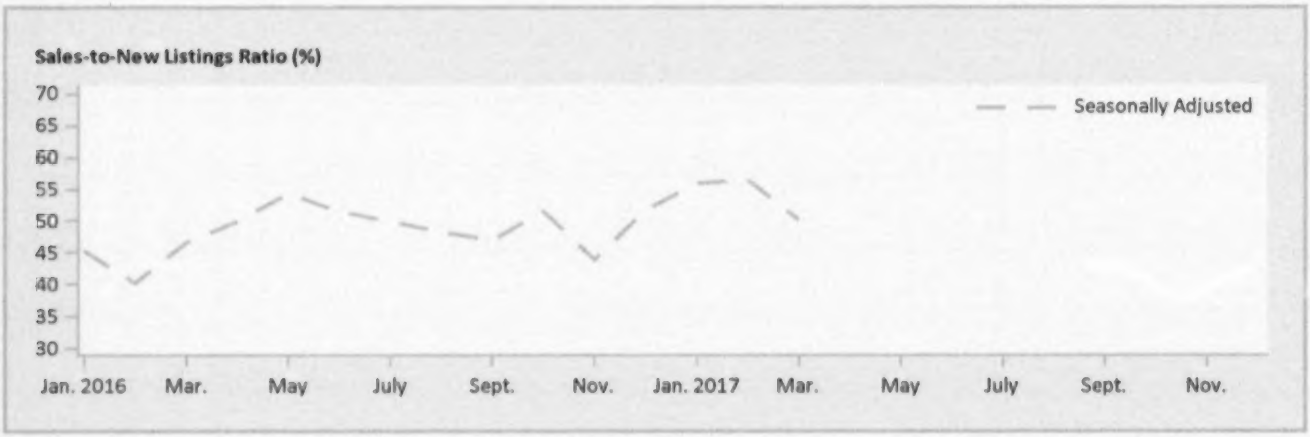


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
March 2017

		Interest Rates			NHPI, Total, Edmonton CMA 2016.12 =100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	100.6	133.4	777	6.6	74.8	1,098
	February	561	3.14	4.64	100.6	133.3	777	6.9	75.0	1,108
	March	561	3.14	4.64	100.6	134.7	780	7.0	75.2	1,113
	April	561	3.14	4.64	100.6	135.0	782	7.1	75.3	1,127
	May	561	3.14	4.64	100.6	135.4	778	7.0	74.8	1,130
	June	561	3.14	4.64	100.2	136.2	770	7.1	74.0	1,136
	July	567	3.14	4.74	100.3	135.3	758	7.7	73.2	1,149
	August	567	3.14	4.74	100.2	135.6	751	7.9	72.6	1,149
	September	561	3.14	4.64	99.9	135.2	750	7.7	72.3	1,151
	October	561	3.14	4.64	99.9	135.7	751	6.9	71.6	1,139
	November	561	3.14	4.64	99.8	134.8	750	6.9	71.5	1,138
	December	561	3.14	4.64	100.0	134.7	747	7.5	71.6	1,132
2017	January	561	3.14	4.64	100.0	136.9	748	8.1	72.1	1,121
	February	561	3.14	4.64	100.2	136.6	750	8.3	72.5	1,103
	March	561	3.14	4.64		136.7	757	8.4	73.1	1,090
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

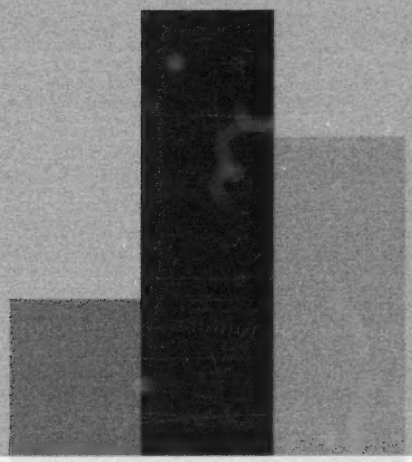
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64171_2017_M04